

BOSTON REDEVELOPMENT AUTHORITY

REPORT AND DECISION ON FIRST AMENDMENT TO THE APPLICATION
BY LOWER ROXBURY DEVELOPMENT CORPORATION FOR AUTHORIZATION
AND APPROVAL OF A PROJECT UNDER CHAPTER 121A TO BE UNDERTAKEN
AND CARRIED OUT BY A CHARITABLE CORPORATION FORMED UNDER
CHAPTER 180 AND FOR APPROVAL TO ACT AS AN URBAN REDEVELOPMENT
CORPORATION UNDER SAID CHAPTER 121A

The "Application by Lower Roxbury Development Corporation for Authorization and Approval of a Project Under Chapter 121A to be Undertaken and Carried Out by a Charitable Corporation Formed Under Chapter 180 and for Approval to Act as an Urban Redevelopment Corporation Under Said Chapter 121A" was approved by the Boston Redevelopment Authority in its Report and Decision on the said Application, which Report and Decision was adopted by the Authority on February 10, 1972. The Report and Decision was approved by His Honor, the Mayor of the City of Boston, on February 18, 1972.

The First Amendment to the aforementioned Application requests that the Application be amended in certain respects. The Authority is satisfied that the proposed amendments to the Application are minor in nature, and do not substantially or materially alter or affect the Application, or the Project proposed therein, and therefore do not require a public hearing.

Accordingly, the Application, and the Authority's Report and Decision thereon, are hereby amended as follows:

- I. Exhibit H of the Application is amended by inserting therein the following paragraph:

"A set of architectural plans to be included in Exhibit H of the Application, is attached hereto and entitled "LRCC - Madison Park Houses, John Sharratt Associates, Inc. (Architect)." The set includes the following sheets "as revised": "A-1B (as revised)," "A-2B (as revised)," "A-3B (as revised)," "A-4B (as revised)," "A-5B (as revised)," "A-6B (as revised)," and "SP-1 (site plan)."

- II. Exhibit C of the Application, and Schedule A of the Report and Decision, are amended by striking out in Part A, Paragraphs 1 through 12, inclusive, all references to "Sheet Nos. "A-1B," "A-2B," "A-3B," "A-4B," "A-5B," "A-6B," as shown in the set of architectural plans entitled "LRCC - Madison Park Houses, John Sharratt Associates, Inc., (Architect)," and in substitution thereof, insert the following new references to the sheet nos.: "A-1B (revised sheet)," "A-2B (revised sheet)," "A-3B (revised sheet)," "A-4B (revised sheet)," "A-5B (revised sheet)," "A-6B (revised sheet)," and "SP-1 (site plan)," in said paragraphs 1 through 12, inclusive, of Part A of Exhibit C and Schedule A.
- III. Exhibit C of the Application, and Schedule A of the Report and Decision, are amended by striking, in Part A, Paragraph 12, first sentence, the words "Elderly and Shawmut buildings," and in substitution, thereof, insert the words, "Shawmut building;" and further amend said Paragraph 12, first sentence thereof, by striking the words "Sheet Nos. A-1, A-2, and site plan 1 of 2," and in substitution thereof, insert the words, "Sheet Nos. A-1A, A-1B (revised sheet), A-1, A-2, and SP-1 (site plan)."
- IV. Exhibit C of the Application, and Schedule A of the Report and Decision, are amended by striking Paragraph 2.B. of Part B, and inserting the following new Paragraph 2.B.:
- "No fire emergency exhaust system in interior exit stair in the twelve (12) story fireproof (type 1B) apartment building, provided that said interior stair has at the top a mechanical ventilation fan controlled by smoke detector devices located on the first, fourth, seventh, and tenth floor all to meet the approval of the Boston Fire Department."
- V. Exhibit C of the Application, and Schedule A of the Report and Decision, are amended by striking the words "nine story" in Paragraph 3.A. of Part B, and in substitution thereof inserting the words "twelve story".

The Authority hereby approves the "First Amendment to the Application by Lower Roxbury Development Corporation for Authorization and Approval of a Project Under Chapter 121A to be Undertaken and Carried Out by a Charitable Corporation Formed Under Chapter 180 and for Approval to Act as an Urban Redevelopment Corporation Under Said Chapter 121A", and hereby consents to the amendments to the Application and Report and Decision thereon as set forth above.

FIRST AMENDMENT TO THE APPLICATION BY LOWER ROXBURY DEVELOPMENT CORPORATION FOR AUTHORIZATION AND APPROVAL OF A PROJECT UNDER CHAPTER 121A TO BE UNDERTAKEN AND CARRIED OUT BY A CHARITABLE CORPORATION FORMED UNDER CHAPTER 180 AND FOR APPROVAL TO ACT AS AN URBAN REDEVELOPMENT CORPORATION UNDER SAID CHAPTER 121A

The above-captioned Application is hereby amended as follows:

- I. Amend Exhibit H thereof, by inserting therein the following paragraph:

A set of architectural plans to be included in Exhibit H of the Application, is attached hereto and entitled "LRCC - Madison Park Houses, John Sharratt Associates, Inc. (Architect)." The set includes the following sheets "as revised": "A-1B (as revised)," "A-2B (as revised)," "A-3B (as revised)," "A-4B (as revised)," "A-5B (as revised)," "A-6B (as revised)," and "SP-1 (site plan)."

- II. Amend Exhibit C thereof, by striking out in Part A, Paragraphs 1 through 12, inclusive, all references to "Sheet Nos. "A-1B," "A-2B," "A-3B," "A-4B," "A-5B," "A-6B," as shown in the set of architectural plans entitled "LRCC - Madison Park Houses, John Sharratt Associates, Inc., (Architect)," and in substitution thereof, insert the following new references to the sheet nos.: "A-1B (revised sheet)," "A-2B (revised sheet)," "A-3B (revised sheet)," "A-4B (revised sheet)," "A-5B (revised sheet)," "A-6B (revised sheet)," and "SP-1 (site plan)," in said paragraphs 1 through 12, inclusive, of Part A of Exhibit C.

- III. Amend Exhibit C, Part A, Paragraph 12, first sentence thereof, by striking the words, "Elderly and Shawmut buildings," and in substitution, thereof, insert the words, "Shawmut building;" and further amend said Paragraph 12, first sentence thereof, by striking the words "Sheet Nos. A-1, A-2, and site plan 1 of 2," and in substitution thereof, insert the words, "Sheet Nos. A-1A, A-1B (revised sheet), A-1, A-2, and SB-1 (site plan)."

- IV. Amend Exhibit C, Part B, Paragraph 2.B, by striking said paragraph 2.B and in substitution thereof, inserting the following new Paragraph 2.B:

"No fire emergency exhaust system in interior exit stair in the twelve (12) story fireproof (type 1B) apartment building, provided that said interior stair has at the top a mechanical ventilation fan controlled by smoke detector devices located on the first, fourth, seventh, and tenth floor all to meet the approval of the Boston Fire Department."

- V. Amend Exhibit C, Part B, Paragraph 3.A by striking the words "nine story" and in substitution thereof insert the words "twelve story."

This Amendment executed this eighth day of May, 1972

LOWER ROXBURY DEVELOPMENT CORPORATION

By: Ralph D. Smith

9A-1

MEMORANDUM

MAY 18, 1972

2194

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: CAMPUS HIGH SCHOOL URBAN RENEWAL AREA, PROJECT NO. MASS. R-129
REPORT AND DECISION ON FIRST AMENDMENT TO THE APPLICATION
BY LOWER ROXBURY DEVELOPMENT CORPORATION FOR AUTHORIZATION
AND APPROVAL OF A PROJECT UNDER CHAPTER 121A TO BE
UNDERTAKEN AND CARRIED OUT BY A CHARITABLE CORPORATION
FORMED UNDER CHAPTER 180 AND FOR APPROVAL TO ACT AS AN
URBAN REDEVELOPMENT CORPORATION UNDER SAID CHAPTER 121A

SUMMARY: This memorandum requests that the Authority
adopt the attached Report and Decision
approving the First Amendment to the above-
captioned Chapter 121A Application submitted
by Lower Roxbury Development Corporation.

On February 10, 1972, the Authority voted to adopt a "Report
and Decision of the Application of Lower Roxbury Development Corporation
for approval of a Redevelopment Project pursuant to Chapter 121A of
the Massachusetts General Laws". Included in the project as approved
by the Authority is a building for elderly tenants to be located on
Parcel R-4b of the Campus High School Renewal Area.

Since approval of the Report and Decision, it has been necessary
to revise the design of the elderly building, as a result of increased
costs due to poor soil conditions in the area and normal inflationary
cost escalations. The elderly building will now be 12 stories instead
of 9 stories, and will contain a total of 132 units. Each floor will
contain a unit specifically designed for handicapped tenants. A roof
garden and other tenant amenities will be included. This revised design
has been approved by the Massachusetts Housing Finance Agency, and a
revised mortgage commitment based on the new design was issued on
April 11, 1972.

The First Amendment to the Application of Lower Roxbury Develop-
ment Corporation seeks to revise the Chapter 121A Application in
accordance with these changes to the elderly building. The First

Amendment alters references to the architectural plans by indicating that these plans are now revised. Only one change of substance is proposed with regard to the deviations from codes previously approved by the Authority, specifically, that with regard to emergency smoke exhaust in interior stairways, a system of positive ventilation will be incorporated. This is a more effective system, which adheres more closely to the letter of the code, than the system previously approved by the Authority, the Building Department, and the Fire Department in the course of approving the initial Application.

In the opinion of the General Counsel, this is a minor amendment and does not require a public hearing.

Since this Amendment was not submitted to the Authority in sufficient time to permit the General Counsel to conduct the customary review with the Building Department and Fire Department, I therefore recommend that the Authority adopt the attached Report and Decision approving the First Amendment to the Application by Lower Roxbury Development Corporation, subject to a review by the General Counsel with other appropriate city agencies.

An appropriate Vote follows:

VOTED: That the Document presented at this meeting entitled "Report and Decision on First Amendment to the Application by Lower Roxbury Development Corporation for Authorization and Approval of a Project to be Undertaken and Carried Out by a Charitable Corporation Formed Under Chapter 180 and for Approval to Act as an Urban Redevelopment Corporation Under Said Chapter 121A" be and hereby is approved and adopted, subject to a review by the General Counsel with other appropriate city agencies.